

# **Town of Smithfield**

## **Zoning Board of Review**

**64 Farnum Pike, Smithfield, Rhode Island 02917**

**(401) 233-1039**

**George D. McKinnon, Chairman**

**Geri DeAngelis, Clerk**

**December 17, 2008**

**The Smithfield Zoning Board of Review, The Smithfield Zoning Board of Appeals, and the Smithfield Local Board of Review Public Hearings will be held on Wednesday December 17, 2008, at 7:00PM, at Smithfield Town Hall, 64 Farnum Pike when all persons interested will be heard for or against the granting of the following applications under the Zoning Ordinance.**

## **I Communications**

## **II Old Business**

**08-058**

**Bickey Development as applicant and owner of property located at Dillon Lane, listed as lots 227, 228 and 229 on Assessor's Plat 42 located in an R-80 District, is seeking a Comprehensive Permit pursuant to R.I.G.L. 45-53 to construct thirty one (31) condominium units of which eight (8) will be sold to persons who qualify under the Low and Moderate Income Housing Act.**

**07-037**

**David DiDonato and Kevin Gillis as applicants and Kevin Gillis as owner of property located at 711 Putnam Pike, listed as Lot 14 on Assessor's Plat 4 are seeking a Variance to deviate from Section 7.2 Location of Parking Uses to allow valet parking in an R-20M and Mixed Use District under the Zoning Ordinance.**

**08-065**

**David and Holly Mignanelli as applicants and owners of property located at 6 Danecroft Avenue, listed as Lot 81 on Assessor's Plat 9 are seeking a Special Use Permit under Section 3.13 Special Use For Expansion, Addition and Enlargement and a Variance to deviate from Section 6.2.1.A Accessory Uses to construct an addition in an R-20 District under the Zoning Ordinance.**

**08-066**

**Corey Gouin as applicant and Corey Gouin and Jennifer Midgley as owners of property located at 6 Hill Avenue, listed as Lot 43 on**

**Assessor's Plat 30 are seeking a Variance to deviate from 6.2.1.B Accessory Uses to construct a shed in an R-20 District under the Zoning Ordinance.**

**08-067**

**Archetto Woodworking & Remodeling LLC as applicant and Peter Sangiovanni Jr. as owner of property located at 56 Connor Farm Drive, listed as Lot 172 on Assessor's Plat 47 are seeking a Special Use Permit under Section 3.13 Special Use For Expansion, Addition and Enlargement and a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations to construct a portico in an R-80 District under the Zoning Ordinance.**

**08-068**

**Nancy Saucier as applicant and owner of property located at 34 Beverly Circle, listed as Lot 118 on Assessor's Plat 6 is seeking a Special Use Permit under Section 3.13 Special Use For Expansion, Addition and Enlargement and a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations to construct a farmer's porch in an R-20 District under the Zoning Ordinance.**

**08-069**

**Daniel R. Germani as applicant and Daniel and Patricia Germani as owners of property located at 104 Smith Avenue, listed as Lot 68 on Assessor's Plat 44B are seeking a Special Use Permit under Section 3.13 Special Use For Expansion, Addition and Enlargement and a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations to construct an addition in an R-20 District under the Zoning Ordinance.**

**08-025**

**The Woods, LLC as applicant and Effin's Last Resort as owner of property located at 325 Farnum Pike, listed as Lot 60E on Assessors Plat 46 located in an Light Industrial/Industrial Zone, are seeking a Comprehensive Permit pursuant to R.I.G.L. 45-53 to construct twenty one (21) condominium units of which six (6) will be sold to persons who qualify under the Low and Moderate Income Housing Act and a forty five hundred (4500) square foot commercial building.**

**08-072**

**Richard Conti as applicant and owner of property located at Douglas Pike, listed as Lot 75B on Assessor's Plat 46 is seeking an Appeal of the Planning Boards decision to deny Master Plan to construct a retail center in a Commercial District under the Zoning Ordinance.**

**08-070**

**Pleasant View Place, LLC/ Robert and Lisa Richards as applicants and owners of property located at 180 Pleasant View Avenue, listed**

**as Lot 36 on Assessor's Plat 19 are seeking a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations to subdivide a lot in an R-20 District under the Zoning Ordinance.**

**08-052**

**New Life Worship Center as applicant and owner of property located at 915 Douglas Pike, listed as Lot 77 on Assessor's Plat 46 is seeking a Special Use Permit under Section 4.3.G.14 and Section 4.4.G.14 Health and Fitness Center, Section 4.3.D.13 and Section 4.4.D.13 Trade School to allow a health and fitness center and a dance school in a Planned Corporate District under the Zoning Ordinance.**

**III Public Hearing**

**IV Other Business**

**V Deliberations**

**VI Adjournment**

**Handicapped persons and those needing visual or hearing services wishing to attend a Zoning Board of Review meeting must contact the Building/Official's office 48 hours prior to the scheduled meeting that they plan to attend:**

**233-1039 VOICE      1-800-745-5555 TTY**